

AGENDA MEMO

CITY COUNCIL MEETING DATE: OCTOBER 18, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-16402 - APPLICANT/OWNER: CHARLES H. SHIELDS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Extension of Time will expire on October 6, 2008 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-4638) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Site Development Plan Review (SDR-4638) that allowed an Office and Parking Lot on 0.96 acres at 7180 West Azure Drive.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/20/00	The subject property, as part of a larger was Annexed (A-0044-99) into the City of Las Vegas. The effective date of the annexation was May 20, 2000.
10/06/04	The City Council approved a Site Development Plan Review (SDR-4638) for a professional Office and Parking and a Rezoning (ZON-4635) from R-E (Residence Estates) to P-R (Professional Office and Parking); and a General Plan Amendment (GPA-4631) to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan from R (Rural) to O (Office) and on 0.96 acres at 7180 West Azure Drive. The Planning Commission and staff recommended denial on 09/09/04.
10/18/06	The City Council will consider a related Extension of Time (EOT-16411) of an approved Rezoning (ZON-4635) from R-E (Residence Estates) to P-R (Professional Office and Parking) on 0.96 acres at 7180 West Azure Drive. Staff is recommending approval of the related request.
<i>Related Building Permits/Business Licenses</i>	
	No building permits have been issued on the subject site.
<i>Pre-Application Meeting</i>	
	A pre-application meeting is not required for this type of application.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this type of application.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.96 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped/Single Family Dwellings	O (Office)/R (Rural)	R-E (Residence Estates)/R-E (Residence Estates) under Resolution of Intent to P-R (Professional Office and Parking)
North	Single Family Dwellings	R (Rural)	R-E (Residence Estates)
South	Undeveloped	R (Rural)	U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation]
East	Single Family Dwellings	R (Rural)	R-E (Residence Estates)
West	Multi-tenant retail buildings	TC (Town Center)	T-C (Town Center)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	
Trails		X	
Rural Preservation Overlay District		X	
Development Impact Notification Assessment		X	
Project of Regional Significance		X	

There are no Special Districts/Zones/Special Areas that affect the subject site.

ANALYSIS

This is the first Extension of Time for the subject Site Development Plan Review (SDR-4638), which was approved by the City Council on 10/06/04. There was an associated General Plan Amendment (GPA-4631) and Rezoning (ZON-4635) also approved. The applicant indicates that there are delays in the design process. No plans have been submitted to the City to review. Therefore, the Extension of Time can be supported to allow for additional time due to delays in the design process.

Previous Conditions of Approval from Site Development Plan Review (SDR-4638)

1. A Rezoning (ZON-4635) to a P-R (Professional Office and Parking) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

3. A Site Development Plan Review is required for the proposed future medical office expansion (or any type of expansion), approved by Planning Commission and City Council.
4. All development shall be in conformance with the site plan, landscape plan and building elevations, dated stamped August 25, 2004, except as amended by conditions herein.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan, including suite numbering, for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters as required by Title 19 and the Urban Design Guidelines and Standards.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
8. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Parking lot lighting standards shall be no more than 15 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. All City Code requirements and design standards of all City departments must be satisfied.

14. Meet with the Traffic Engineering Representative in Land Development for assistance in the redesign of the proposed driveway access, including elimination of the southern most driveway access, including elimination of the southern most driveway on Tenaya Way, on site circulation, parking lot layout and extension of the existing median island within Tenaya Way prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Proposed driveways and modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
15. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4635 and all other subsequent site-related actions.

FINDINGS

The following findings must be made for an SDR:

1. The proposed development is compatible with adjacent development and development in the area;

The proposed zoning of P-R (Professional Office and Parking) would permit the proposed general/medical office conversion. The overall site plan and building elevations remain residential in character. Therefore, the general/medical office conversion is compatible with adjacent development in the area.

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;

The site plan meets the requirements of Title 19 and the Urban Design Guidelines and Standards. A condition of approval was added to the original Site Development Plan Review, which revised the landscape plan to meet the minimum landscape requirements.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

The site is accessed via three drives, two from Tenaya Way, an 80-foot Secondary Collector, and one from Azure Drive, a 50-foot Right-of-Way. The Rights-of-Way provide adequate access to the site.

4. Building and landscape materials are appropriate for the area and for the City;

The elevations submitted for the existing residence are appropriate for the rural residential area. The proposed landscape palette materials will provide an aesthetically pleasing environment. All other landscaping shall adhere to the requirements of the Las Vegas Urban Design Guidelines and Standards.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The existing residential character of the structure will remain the same with the office conversion, and therefore would be compatible with the existing residential development in the area.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed development will be subject to permits and final inspection for a Certificate of Occupancy, and therefore will not compromise the health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0